

**IMPORTANT NOTICE TO APPLICANT:**Make check for the total Processing Fee Payable to: Board of County Commissioners.**FOR OFFICIAL USE ONLY:**Agenda Date: 10-24-14Tentative No.: T- 23552-1-NEWReceived Date: 10-14-14**FEES:**

Subdivision Control----- \$1,872.00  
 Plus \$10.90 per site in excess of 6 sites----- \$0.00  
 D.E.R.M. ----- \$210.00

PRINT **\$2,082.00**

Concurrency Review Fee (\*6.00% of Sub-Total) --  
 AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>

\$124.92 \*Not applicable within Municipalities

**\$2,206.92** <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**Municipality: MIAMI Sec.: 32 Twp.: 53 S. Rge.: 42 E. / Sec.: \_\_\_\_ Twp.: \_\_\_\_ S. Rge.: \_\_\_\_ E.1. Name of Proposed Subdivision: LEEWARD COVE2. Owner's Name: AL Venetian, LLC. Contact: Javier F. Avino (Bilzin Sumberg PA) Phone: 305.350.7202Address: 1450 Brickell Avenue, 23rd Floor City: Miami State: FL Zip Code: 33131Owner's Email Address: javino@bilzin.com3. Surveyor's Name: Longitude, LLC. c/o: Jose Senas PSM Phone: (305) 463-0912Address: 8290 NW 64th Street City: Miami State: FL Zip Code: 33166Surveyor's Email Address: jsenas@longitudefl.com4. Folio No(s): 01-3231-026-0180 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_5. Legal Description of Parent Tract: Lot 21 and E 45' of Lot 20, Block 1 "RESUBDIVISION OF A PORTION OF BISCAYNE ISLAND", PB. 40, PG. 34, Miami-Dade County Records.6. Street boundaries: North: Biscayne Bay, South: N Venetian Drive, East: San Marco Island, West: N. Venetian Drive7. Present Zoning: T3-R (Sub Urban Zone) Zoning Hearing No.: \_\_\_\_\_

## 8. Proposed use of Property:

Single Family Res.( 2 Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
 Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)

**NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.**

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

Signature of Owner: Anthony Lyons

COUNTY OF MIAMI-DADE)

(Print name & Title here): ANTHONY LYONS

BEFORE ME, personally appeared Anthony Lyons this 8 day of OCT, 2014 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce \_\_\_\_\_ as identification and who did (not) take an oath.

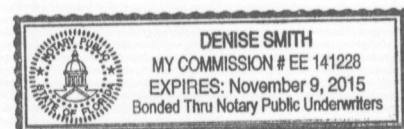
WITNESS my hand and seal in the County and State last aforesaid this 8 day of OCT, 2014 A.D.Signature of Notary Public: Denise Smith(Print, Type name here: Denise Smith)

(NOTARY SEAL)

(Commission Expires) 11-9-2015(Commission Number) 141228

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

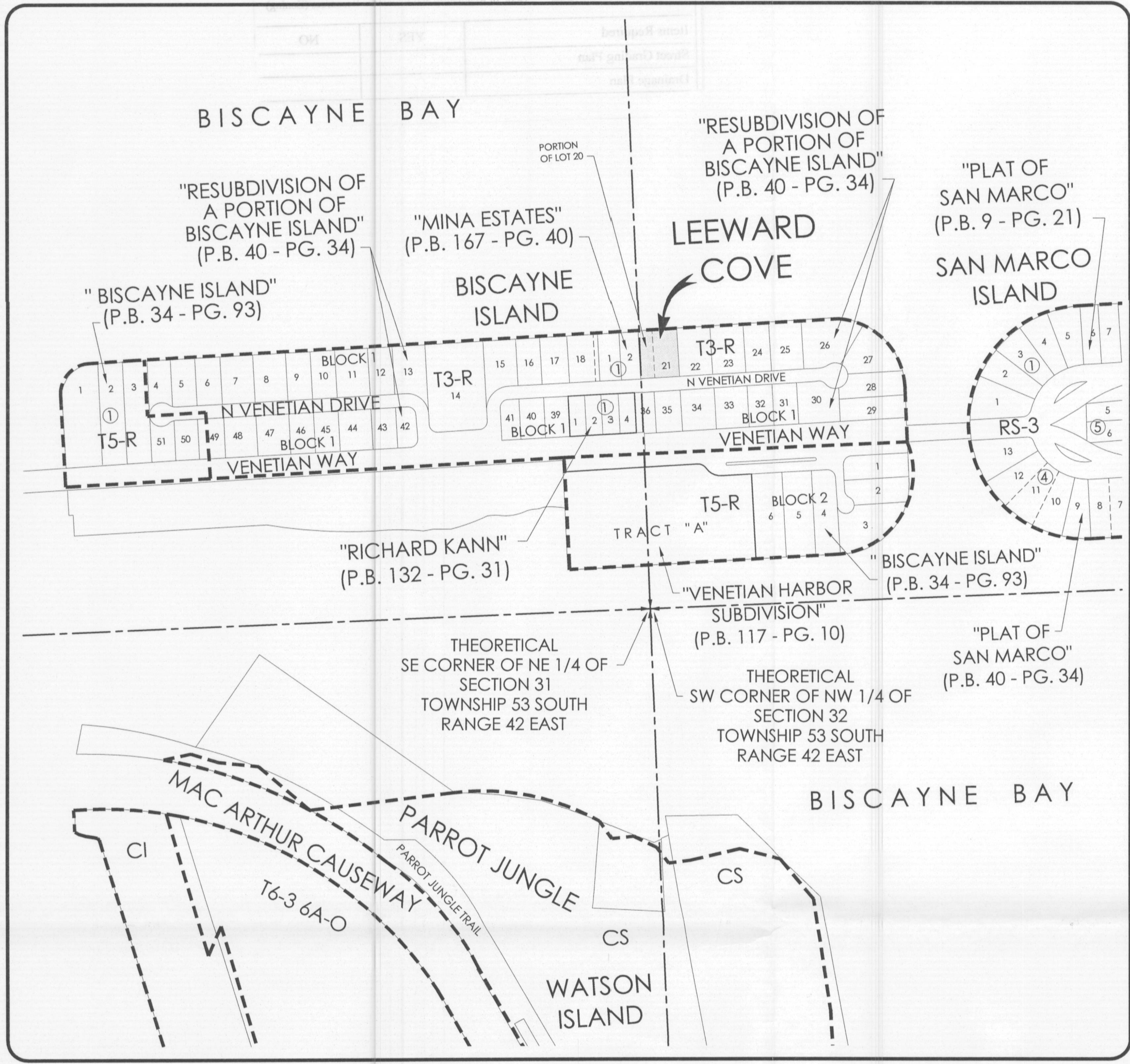
REV. 2- 11/01/065





# TENTATIVE PLAT OF "LEEWARD COVE"

A REPLAT OF LOT 21 AND A PORTION OF LOT 20, BLOCK 1 OF "RESUBDIVISION OF A PORTION OF BISCAYNE ISLAND", RECORDED IN PLAT BOOK 40, PAGE 34, MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 32, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP  
A PORTION OF THE NORTHWEST 1/4 OF  
SECTION 32, TOWNSHIP 53 SOUTH, RANGE 42 EAST,  
ALL LYING AND BEING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA  
(SCALE: 1" = 300')

## LEGEND:

CONC.	= CONCRETE	☆	= ORNAMENTAL LIGHT POLE
C.B.S.	= CONCRETE BLOCK STUCCO	M.F.	= METAL FENCE
CL	= CENTERLINE	C.L.F.	= CHAIN LINK FENCE
CATV	= CABLE TELEVISION BOX	U.E.	= UTILITY EASEMENT
P.B.	= PLAT BOOK	(N)	= NORTH
PG.	= PAGE	(S)	= SOUTH
ELEV.	= ELEVATION	(E)	= EAST
WM	= WATER METER	(W)	= WEST
IRON FENCE	= IRON FENCE	ELEV.	= ELEVATION
P.R.M.	= PERMANENT REFERENCE MONUMENT	L.B.	= BUSINESS LICENSE NUMBER
EQPT.	= EQUIPMENT	P.C.P.	= PERMANENT CONTROL POINT
(C)	= CALCULATED VALUE	C.O.M.	= CITY OF MIAMI
(R)	= RECORD VALUE	⊙	= SANITARY SEWER MANHOLE
(M)	= MEASURED VALUE	⊙	= LIGHT POLE
T	= TOWNSHIP	⊙	= ELECTRIC LID
R	= RANGE		

**LONGITUDE**  
SURVEYORS

7715 NW 48TH STREET, SUITE 310  
DORAL, FLORIDA 33166  
PHONE: (305) 463-0912 FAX: (305) 513-5680  
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14003  
FIELD BOOK: EFB

DRAWN BY: DR  
SHEET 1 OF 1

## CONTACT PERSON INFORMATION

Name: Jose Senas, P.S.M.  
Telephone Number: (305) 463-0912  
Fax Number: (305) 513-5680  
E-mail Address: jsenas@longitudefl.com

## TABLE OF MONUMENTS

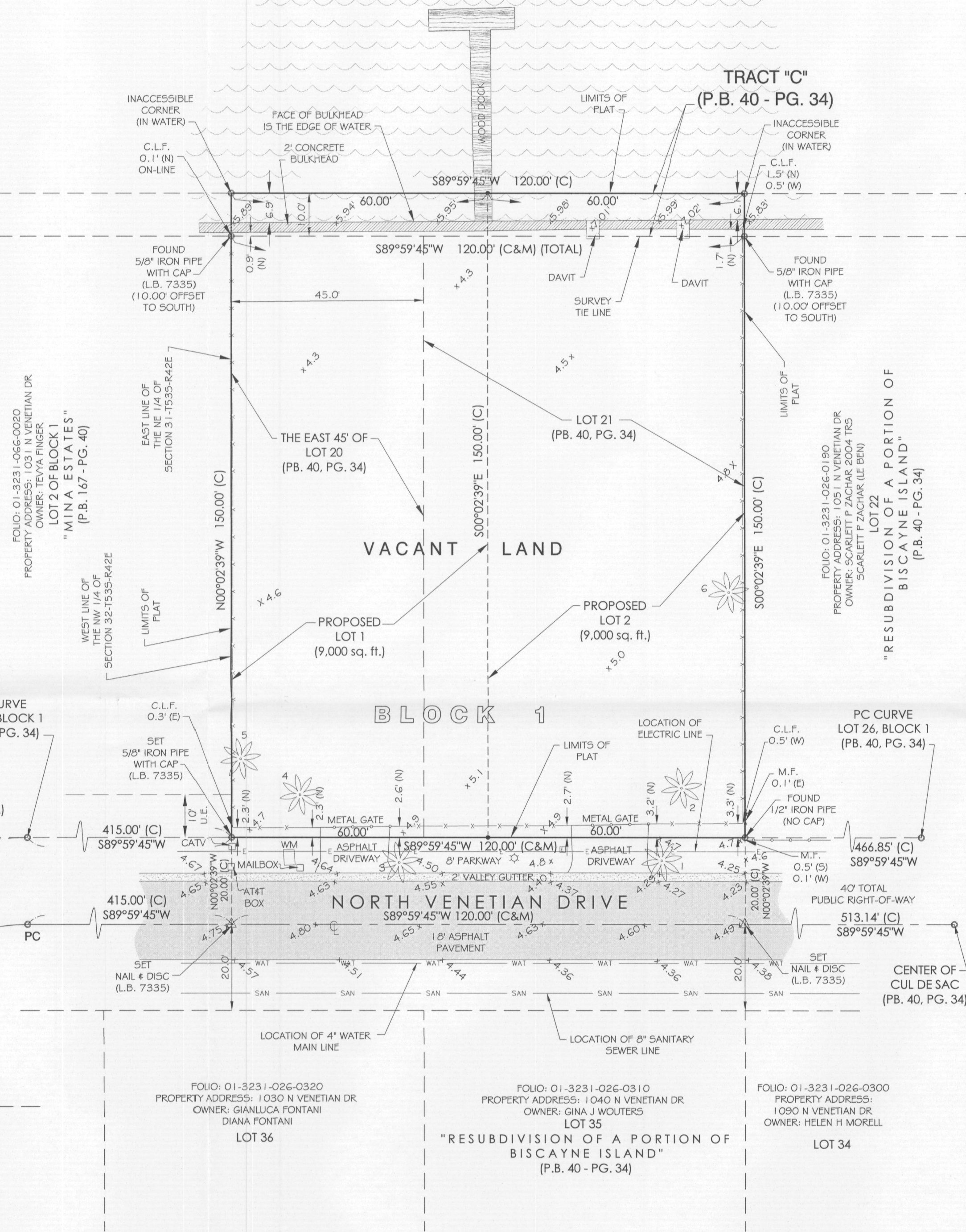
TYPE OF MONUMENT	TOTAL
P.R.M.	4
P.C.P.	2
LOT CORNERS	2

IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091

TREE TABLE				
No.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
1	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	14"	20'
2	SABAL PALMETTO	PALMETTO PALM	14"	14'
3	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	14"	20'
4	SABAL PALMETTO	PALMETTO PALM	14"	14'
5	SABAL PALMETTO	PALMETTO PALM	11"	25'
6	WODYETIA BIFURCATA	FOX TAIL PALM	7"	15'

© = CLUSTER

## BISCAYNE BAY



## DEVELOPMENT INFORMATION

ZONING CLASSIFICATION: T3-R (Sub-Urban Zone)  
According to Miami 21 Code, as amended on April 11, 2013

Flood Criteria:  
Miami-Dade County Flood Criteria: 5.0 Feet more or less, of the AMENDED  
PLAT OF FLOOD - CRITERIA MAP, as recorded in Plat Book 120, at Page 13,  
(containing 5 pages).

Prepared For:

AL Venetian, LLC

Owner and Contact Information:

AL Venetian, LLC  
1450 Brickell Avenue, 23rd Floor  
Miami, Florida 33131  
Contact: Javier F. Avino, Blizin Surberg, P.A. e-mail: javino@blizin.com  
Phone: (305) 350-7202 Fax: (305) 351-2275

Proposed Development:

To build One Single Family Home on each proposed Lot.

SURVEYOR'S NOTES:  
DATE OF FIELD SURVEY:

The date of completion of original field Survey was on January 7, 2014 and the completion of the drawing was on January 8, 2014.  
Revision 1: The date of completion of an updated field Survey was on August 22, 2014.  
Revision 2: The date of completion of an updated field Survey was on August 7, 2015.  
Revision 3: This Map of Survey was revised on September 9, 2015 to address City Surveyor's comments.

LEGAL DESCRIPTION:

Lot 21 and East 45 feet of Lot 20, Block 1, of "RESUBDIVISION OF A PORTION OF BISCAYNE ISLAND", according to the Plat thereof as recorded in Plat Book 40, Page 34, of the Public Records of Miami-Dade County, Florida.

PROJECT INFORMATION:

Address: 1041 North Venetian Drive, Miami, Florida 33139  
Folio No.: 01-3231-026-0180

Containing 16,800 Square Feet or 0.39 Acres, more or less, by calculations.

DEVELOPMENT INFORMATION:

Zoning: T3-R (Sub-Urban Zone)  
Number of Blocks: 1  
Number of Lots: 2  
Public Water to be Utilized  
Public Sewer to be Utilized

Ownership Subject to OPINION OF TITLE.

Type of Survey: Boundary and Topographic Survey for the purpose of a TENTATIVE PLAT.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This map of survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

Note: All bearing and distances shown hereon are recorded and measured unless otherwise shown.

SOURCES OF DATA:

The herein captioned Property was surveyed and described based on the shown Legal Description Provided by Client.

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of North Venetian Drive with an assumed value of S89°59'45"W, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE" with the Base Flood Elevation being 9.0 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120650 (City of Miami), Map No. 316, Suffix: L, Map Revised Date: September 11, 2009.

All elevations shown hereon are based on the City of Miami Datum, and a Benchmark supplied by the Public Works Department of Miami-Dade County, Florida.

Benchmark: D-174  
Elevations: 4.67' (N.G.V.D. 29 Datum)  
Elevations: 4.93' (City of Miami Datum) (added + 0.26)

Benchmark description: PK Nail and Brass Washer in the NE Corner of concrete slab of Pump Station #58, 78' South of the centerline of Venetian Causeway, 27' West of the centerline of North Venetian Drive, City of Miami, Miami-Dade County, Florida.

LIMITATIONS:

Underground utility information along N. Venetian Drive was obtained from an Underground Utility Map prepared by the Public Works Department of the city of Miami, Plan No. 22-3T and last dated on May 1, 1981.

This Boundary Survey and Certification is only for the lands herein described and it is not intended to be a certification for Title, Zoning, Easements, or by any means to be freedom of Encumbrances. No Abstract of Title were reviewed.

There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Florida. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.

Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

Contact the appropriate authorities prior to any design work on the herein described parcel for Building and Zoning Information.

Unless otherwise noted, this Firm has not attempted to locate footings and/or foundations (underground).

Underground utilities are not depicted hereon, contact the appropriate authorities prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC, a Florida Limited Liability Company  
Florida Certificate of Authorization Number LB7335

By: *Jose Senas* Signature Date: 12/14/15  
Jose Senas, PSM, Registered Surveyor and Mapper LS5938  
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party or parties is prohibited without written consent of the signing party or parties.



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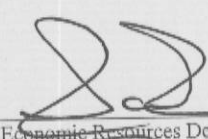
## LEEWARD COVE

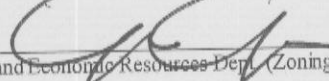
TENTATIVE PLAT NO. 23552-3-EXT.-REV.

Sec. 32 Twp. 53 Rge. 42

Municipality: MIAMI

Zoned: T3-R

RECOMMENDS  
APPROVAL 12-31-15   
Date, Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS  
APPROVAL 12-31-15   
Date, Regulatory and Economic Resources Dept. (Zoning)

☒ Recommends approval subject to the City of Miami requirements and the requirements checked below:

☒ Concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.

☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.

☒ Tentative Plat valid until September 30, 2016  
**Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.**

☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.

☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.

☒ Site to be filled to County Flood Criteria Elevation of 5.0 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.

☒ Property owner/ Developer must provide the needed improvements within the right-of-way.

☒ For the removal of any tree a permit is required.

☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.

☒ See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.

☒ Final Mylar(s) plus five (5) prints.

☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.

☒ Paid Tax receipts (and escrow, if applicable).

☒ Processing fee for Final Plat.

☒ Recording fee for Final Plat.

☒ Processing fee for Permanent Reference Monument Verification.

☒ Water Control Division approval after final plat submittal. (DRER)

☒ Approval regarding method of water supply.

☒ Approval regarding method of sewage disposal.

☒ Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).

☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).

☒ State Plane Coordinate Data Sheet.

☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)